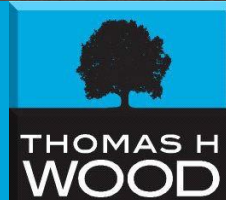




## 1 Maes Yr Hafod

Creigiau, Cardiff, CF15 9JU



Guide Price £279,950

3 Bedrooms



A wonderful opportunity to purchase this modern, three bedroom detached family home situated in the popular village of Creigiau. Set on a corner plot and benefiting from three good sized bedrooms, a garage conversion to create a dining room and a downstairs shower room and a delightful conservatory overlooking the rear garden. The property briefly comprises entrance hall, kitchen, open plan lounge/dining room, conservatory, three good size bedrooms and a family bathroom. Sold with no onward chain. Viewing is recommended.

#### **ENTRANCE HALL**

Via UPVC double glazed front door to side, laminate flooring, textured ceiling, storage cupboard, door to kitchen and lounge.

#### **KITCHEN**

8'10 x 7'11 (2.69m x 2.41m) Fitted kitchen with worktops, matching wall and base units, inset sink unit, double electric oven, space for dishwasher, ceramic tiled floor, wall mounted boiler, textured ceiling.

#### **LOUNGE**

16'1 x 12'6 (4.90m x 3.61m) Electric fire and surround, textured ceiling, radiator, laminate flooring, patio doors to conservatory, door to hallway, staircase to first floor.

#### **DINING ROOM**

15' 9" x 8' 0" (4.81m x 2.44m) Open plan via lounge. Laminate flooring, radiator, window to back garden. Door to shower room.

#### **SHOWER ROOM**

4' 11" x 8' 0" (1.50m x 2.44m) Low level WC, pedestal wash hand basin, enclosed shower, radiator, tiled floor. UPVC double glazed front window.

#### **CONSERVATORY**

12'9 x 9'3 (3.89m x 2.82m) Half brick with UPVC French doors to side, laminate flooring.

#### **LANDING:**



Access to loft, textured ceiling, airing cupboard, doors to all rooms.

### **BEDROOM ONE**

12'6 x 9'4 (3.81m x 2.85m) UPVC double glazed rear window, textured ceiling, fitted wardrobes, radiator, laminate flooring.

### **BEDROOM TWO**

9' 4" x 9' 7" (2.84m x 2.92m) UPVC double glazed rear window, textured ceiling, fitted wardrobes, laminate flooring, radiator.

### **BEDROOM THREE**

12'1 x 8'2 (3.68m x 2.49m) UPVC double glazed front window, textured ceiling, fitted wardrobes, laminate flooring, radiator.

### **BATHROOM**

Low level WC, pedestal wash hand basin, panelled bath with overhead shower, radiator, UPVC double glazed front window.

### **FRONT GARDEN:**

Driveway to front, door to side, lawned area.

### **REAR GARDEN:**

Lawned area, patio to side, panelled and walled boundaries, mature shrubs and trees.

### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

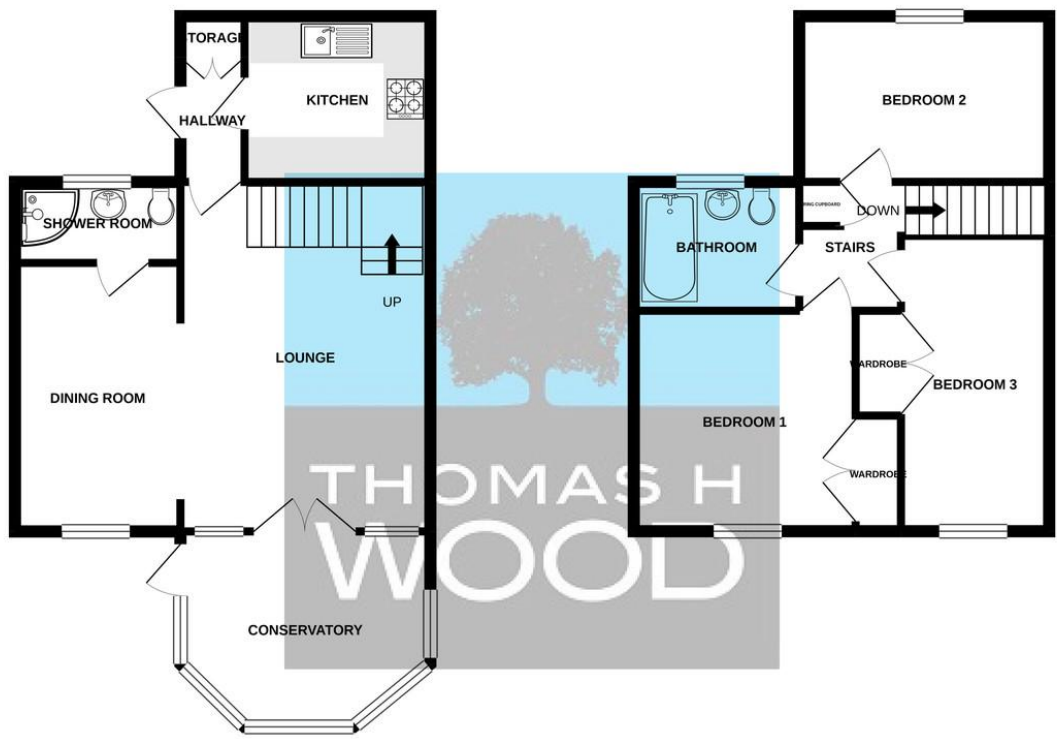
### **COUNCIL TAX**

BAND E



**GROUND FLOOR**  
50.0 sq.m. (539 sq.ft.) approx.

**1ST FLOOR**  
40.4 sq.m. (435 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements